CITY REAL ESTATE.

Berough of Bronx-Sale or Rent.

CITY REAL ESTATE.

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BUILDINGS FOR SALE

Suitable for Homes, Bungalows, Garages, Storehouses, etc.

All of the Buildings at

Pelham Bay Camp

United States Navy

All kinds of lumber, roofing, doors, sash, windows, creens and miscella-

Unusual opportunity to save from 30% to 50% on complete buildings.

CITY REAL ESTATE.

Borough of Bronz-Sale or Reut.

DWELLINGS

\$21,000 25,000

27,500

30,000

35,000

37,500

37,500

40,000

45,000

52,500

65,000

125,000

FOR SALE

WEST SIDE

Cheapest house, near Central Park West, 3 stories, high stoop, in Eightles; 2 baths; parquet floors; possession. Terms to suit. 4 story, high stoop, 18x55x100, West 74th St., with extension; possession October 1st.

4 story, 19x100, bath extension; convenient to subway and "L." south of \$2d St.; terms to suit. This is a real bargain.

A modern 20 foot American basement; 2 baths; electric light; parquet floors; immediate pomession; bath extension. One of the cheapest houses on the market.

44 story American basement, near Riverside Drive: convenient to subway station; in the Eighties; 2 baths; possession October 1st; excellent condition.

Modern 4 story, high stoop, in the Seventies, near Central Park West, 19x55x102; hath extension; electric light; I baths; peasession on or before June 1st if desired. Reasonable terms. Cheapest house in the block.

In the Seventies, modern 5 story American basement, bath extension; I baths; electric light; parquet floors; possession in 50 days.

West 76th St. near Central Park West, 4 storg, high stoop, bath extension; beautiful condition; 3 baths; pussion June 1st.

Medern 5 story American basement, near Hyverside Drive, 20x 180; 3 story bath extension; parquet floors; electric light; rear staircase and in excellent block; possession une 1st if desired.

In Seventies, near Riverside Drive, 5 story american basement. 26 foot; 4 baths; electric light; parquet floors; one of the best houses on the market.

American basement, recently remodelled and in beautiful condi-tion throughout; steam heat, and all modern improvements. We recommend its purchase.

Riverside Drive corner, in the Seventies, 25x100; possession June lat. This house can be purchased for the value of the ground.

NOTE: If interested in the purchase of a private dwelling, we suggest a personal interview at our office with one of our representatives, knowing it to be the best means of informing you of the best houses offered for anle and thus saving you much time and annoyance.

SLAWSON& HOBBS
162 West 72nd St. Tel. 7249 Columbus.

An Opportunity

For tenants of high class apartments

IS OFFERED

This Is Not a Co-operative Plan

For full particulars of this unique and profitable proposition, write, call or

NASSOIT & LANNING

Phone Riverside-8380.

FOR SALE CHEAP

25 foot Building

IN LOWER 80'S

Suitable for Alterations

Excellent Rear Light

Harris, Vought & Co.,

Successor to Harris & Vaughan,

569 Fifth Ave.

Telephone Vanderbiit-31.

Your Chance to Buy

Private Dwellings

at reasonable prices

Choice locations near

Central Park West

87th "

89th "

91st . "

I. H. POLLACK,

51 East 42d Street

Tel, Murray Hill 2071-72, Or your broker

4 STORIES, BASEMENT.

Exceptionally fine residence, West End

av., corner, best location: 15 rooms and

floors; circulating hot water heating

LOYDWINITHOP (O ITHMOSON ARE

Phone Vanderbilt 484.

PRIVATE DWELLINGS

82d Street

houses and obtain a permanent home at low rental

buildings alone an interest may be purchased.

Broadway and 89th St.

Private House Bargains

Now is the time to buy a private dwelling for occupancy next October. Prices are advancing, but we still have decided bargains. You can reduce your rent and insure your future home by buying now.

WEST 85TH ST.—Near Riverside Orive, two beautiful houses in this choice block, one of them 3½ story, the other four story. Will be sold this week,

EAST 72D ST.—Between Lexington and Third Avenues, large four story residence, suitable for remodelling into Apartments or doctors' suites, or for residence.

WEST 86TH ST.—Between Columbus and Amsterdam Avenues, American basement residence in this choice block at pre-war price. A decided bargain, will be snapped up.

MORGENTHAU JR.(0

REAL ESTATE

206 BROADWAY

3 5-Story Single Flats

Price \$75,000. Rents \$9,500.

Full particulars from

Joseph T. Mulligan,

35 Liberty St.

Two Adjoining Private Houses

West 91 St. Near Central Park West

Prices Very Reasonable.

I. H. POLLACK, 51 East 42d St. Phone 2072-Murray Hill, or Your Broker.

AN investment of only \$15,000 (balance easy terms will purchase two 5 story substantially built brownstone apartment houses, each 25x100 feet; berfect condition; each house has two spatiments of five rooms and bath on each floor, other

ocated on wide park street; first class neigh-lerboot, near entrance Central Park, Nes. 13 and 15 west 198th at.; no leases; rental \$9.600; lowest price \$77.500; prime investment; brokers switested; property owned by out of town client; must be sold quickly. Apply GBO, B. CLASS, Athorney, 136 Fifth av.

HARRY PRIEDMAN, 5 BEERMAN ST.

BARGAIN FOR SOME ONE.

FOR ALTERATIONS

SECTION, BETWEEN SOTH AND 110TH

TO CLEAN UP TRADE

76TH ST., NEAR WEST END AV.

Pink of condition; steam, electricity; near 164th st. station 5th av. "L" Man, DUFF & CONGER, INC.,

n av. 86th st. Lenox-1900.

REMCO Riverside

FOR SALE

West 86 St. Near Broadway

PLOT 60X100.

63rd Street,

Near Broadway

In the Heart

of the

Automobile

District.

to participate in the ownership and profits of modern apartment

Vicinity Broadway, 135th st., spartment house, 4 and 5 rooms; RENTS \$14,200; PRICE \$70,000; terms ar-\$14,200; PRICE \$70,000; terms arranged.
Vicinity Broadway, 161st st., spartment house, 4 and 5 rooms; RENTS
\$9.500; PRICE \$54,000; easy terms.
Vicinity Broadway, 181st st., spartment house, 4 and 5 rooms; BENTS
\$13,500; PRICE \$80,000.
Vicinity Broadway, 181st st., corner
elevator apartment house, 6 stores, 3
and 4 room apartments; RENTS \$40,600; PRICE \$250,600.
Vicinity Broadway, 110th st., 50 foot,
5 story apartment house; RENTS \$12,500; FRICE \$81,000.
Vicinity Riverside Drive, 115th st., 5
story apartment house, 5 to 8 room
apartments; RENTS \$34,000 LOW,
WILL BE \$45,000 October; PRICE
\$380,000.
Vicinity Broadway, 145th st. 55 foot

8280,000. Vicinity Broadway, 145th at., 75 foot, 4 story elevator apartment house; RENTS \$20,000 LOW, WILL BE \$25,-000 October; PRICE \$130,000.

H. T. WOOD, 220 Broadway.

Every

2 5-Story Modern Apartment in Perfect **Apartments** Condition

10th AVE. & 207th ST. Light on all sides: size 110x170; built 140 feet deep; consisting of 2, 3 and 4 room apartments and 5 stores; 6 and 7 families on each floor; monthly

Rents \$27,500 (low). Expenses \$12,000. Price \$160,000-fair terms. JOSEPH T. MULLIGAN.

55 Liberty St. BARGAIN, Washington Heights, near subway station. Five story apartment house, fifty foot, four families on floor; all improvements; cash \$20,000, balance terms

to suit.

Edgecombe av. corner.—Five story apartment house, four 3, three 4 and one 5 rooms; all improvements; price \$125,000; rents \$18,500; mortgage \$63,500.

Five story fifty foot apartment house, three 4 and two 5 rooms; all improvements; price \$68,000; rents \$12,500; mortgage \$47,000.

Five story apartment house, three 4 and one 5 rooms; modern improvements; price Rentals will advance for years to come. Real estate values will greatly enhance in value. If you cannot purchase one of these De 5 rooms; modern improvements; price 55,000; rents \$9,500; mortgage \$42,000; University av., near Washington Bridge. Five story apartment house, fifty foot, we 4's and two 5's; all improvements; rice \$75,000. JOHN A, WOOD, 5 Beekman St,

BUILDING PLOT

Ft. Washington Ave., 100x100. adjoining new Park Reservation, at attractive price and terms. Will include plan for bungalow already prepared.

THOMAS J. O'REILLY Downtown Office: 51 Chambers at. Tel. Worth \$10.

~~~~~~~~~~ CONVENT AVE. CORNER.

Six story elevator; two blocks from subway; 3-4's and 2-5's; present rents very low; can easily be increased; one of the choicest locations on Washington Heights.

J. C. Hough & Co., 200 B'way. Cort. 4408 h

PLOT OF 66x99
section: ready for miteration.
Price, \$32,500, Terms. J. K. MOORS, AT 8TH AV. COL. 8888.

Private Dwellings WASHINGTON HEIGHTS W. D. Morgan 3573 Bway (147th) 552 WEST 183RD STREET.

Three story and basement, brick and stone iwelling. 15 rooms, 3 baths; modern plumbing; furnace heat; price \$16,500; terms. A. M. DREYER.
150 Nassau at. New York. Beekman 9765.
EDGEROMBE AV.; dwelling; price \$12,000; \$3,000 cash required. HUSTON, 317 West

FOR sale, to quick purchaser, a plot of forty odd lots on west side Prescott av., 200 feet north of Dyckman st., 202 feet front-age, at \$2,500 per lot. X. Y. Z., 192 Sun-Herald, Fulton st. FORTY foot frost, five stery flat; price \$31,000, HISTON, 317 West 145th, HOUSE, 517 WEST 161ST ST.: 13 ROOMS, TWO BATHS; ARRANGED TWO FAMILIES; COULD GET GOOD RETURN, MRS. B. DALY, 542 WEST 148TH ST. AUD, 7326.

PRIVATE DWELLINGS

West 78th—Large 4 story, 20 rooms, four baths, parquet floors, dectric lights, Price \$6,000. Terms to suit.
West 77th—4 story, 12 rooms, 3 baths. Price \$31,000. Splendid block.
West 18th—3 story, 10 rooms, 2 baths. Price \$23,000. East terms.
West 51st—3 story, 10 rooms, 2 baths. Price \$23,000. East terms.
West 51st—3 story, 10 rooms, 2 baths. A bargain at \$27,500. See our complete list before buying. HIS is the best buy on Heights for small investor; five story walkup; 2/4 and 2/6; enus \$11,640; price \$60,000; mtge., \$41,625; the condition; good leaster. SLAWSON & HOBBS, 182 WEST 72D ST. 4 STORY AND BASEMENT, PRIVATE DWELLING, WEST SIDE IN THE 70'S; SIZE 19X102.2; 16 ROOMS, 3 BATHS. DWELLING, WEST SIDE IN THE 70'S; SIZE 19X10'2 2; 16 ROOMS, 3 BATHS, ALL THE; ELECTRIC LIGHTS, STEAM HEAT, PARQUET FLOORS; ALL MODERN FIXTURES; IN EXCELLENT CONDITION; POSSESSION; PRICE \$31,000; EASY TERMS; CASH 88,000.

COUGHLAN & CLISBY, INC., COL 441
3 STORY AND BASEMENT, PRIVATE DWELLING, WEST SIDE in THE 80'S; SIZE 19X10'2.2; ELECTRIC LIGHTS; PARQUET FLOORS; ENTIRE HOUSE RECENTLY RENOVATED AND IN VERY GOOD CONDITION; POSSESSION 60 DAYS; PRICE \$22,000.

COUGHLAN & CLISBY, INC., COL 441
5 STORY AND ENERGENT, PRIVATE DWELLING, WEST SIDE IN THE 70'S; ELECTRIC LIGHTS; PARQUET FLOORS; ENTIRE HOUSE RECENTLY RENOVATED AND IN VERY GOOD CONDITION; POSSESSION 60 DAYS; PRICE \$22,000.

COUGHLAN & CLISBY, INC., COL 441
5 STORY AMERICAN BASEMENT, PRIVATE DWELLING; WEST SIDE IN THE 70'S; ELECTRIC LIGHTS; PARQUET FLOORS; ALL NEW FIXTURES; IN WONDERFUL CONDITION; POSSESSION 60 DAYS; PRICE \$30,000.

COUGHLAN & CLISBY, INC., COR, BWAY, 200 W.72D ST. COL, 441
3 STORY AND BASEMENT, PRIVATE DWELLING; SIZE 17X100.8'9; ALL IMPROVEMENTS; FIRST MTGE, \$11,000; POSSESSION 60 DAYS; IN VERY GOOD CONDITION.

COUGHLAN & CLISBY, INC., LEONARD MORGAN COMPANY, Inc.

147th.
43 Bradhurst av., near 145th st.; 4 story,
arranged for 2 families; electric light,
shower bath; 14 rooms; price \$12,500;

Borough of Manhattan-Miscellaneous.

APARTMENT FOR SALE

BARGAIN—Seven story loft, 24th, near 5th; il story loft Greene, near Broome; original owner and rents; leases expiring; excellent terms. O'DONNELL, Cranford, N. J.

BROADWAY, corner spartment, 10 stories 110x100, fireproof; price terms reasonable DU CRET COMPANY, 55 Liberty st.

-Well Paying Double Flat-Amsterdam Av. Nr. 132d St. Rents average 87 per room. Price \$35,500 Can be made to show ex-cellent return on investment

All leases expire October, 1920.

All leases expire October, 1920. I. H. POLLACK 51 East 42d St. Tel. Murray Hill 2071-2. NO. 334 WEST 84TH ST. NO. 334 WEST 84TH ST.
Three actory basement, high stoop, in beautiful private residence block, in excellent condition; electric light, hardwood floors, modern title bathroom. For sale reasonable and on easy teams. Seen by appointment only. Apply to exclusive agents, M. MORGENTHAU, JR., CO.

20s Broadway. Cort. 2956.

123D. WEST—Three story brownstone private residence, 10 roome, in fine shape, \$15,000; possession; no brokers.

M. 134 Herald Harlem.

An exceptionally well built house on 19th st. near Lenox av., 10 rooms and 2 baths: hardwood floors and beautifully finished; plot 20x100; owner will sell for a Files considerably less than it would cost to build here.

M. 134 Heraid Hariem.

237 West 40th st.—Five story and basement
fist, paying good income, for sale at land
value; 7th av. sukway station at the corner
and convenient to all transit lines. M. & L.
HESS, Inc., 907 Broadway. Telephone Stuyvessut 4000. POSSESSION 60 DAYS; IN VERY GOOD CONDITION.
COUGHLAN & CLISBY, INC.,
COR. B'WAY, 200 W.72D ST. COL, 441
12 story office building above; rent \$109,000; price \$750,000; corner apartment; rent \$109,000; price \$500,000; 13 story corner on Riverside Drive. chesp; number Weshington Heights bargains. NOCHOMSON, 500 West 167th. SIX ROOMS AND BATH, DWELLING ON PLOT 50x108: 6143 BEGARWAY AND 242D ST. OPPOSITE VAN CORTLANDT PARK: ROOM FOR GARAGE: PRICE 118,000: EAST TERMS. HARRY ROSENBERG, 259 WEST 90TH ST.

208 WEST 73D ST.
Four story and basement, high stoop,
bay window; brown stone front;
three baths; 20x100.
JAMES BOYD, 408 West 28th st. \$26,000 cash: near Riverside Drive; best contion on Central West Side; six story, 50 foot; elevator; 2/8 and bath; rents \$16,730; price \$125,000; live in one of the anartments and save money.

SLAWSON & HOBBS, 162 WEST 72D ST, 23 PRIVATE DWELLINGS
liated, 70th to 145th, west six-some immediate
possession; several very ar 25-8 tively priced,
SAMUEL A. KELSEY, 359 West 157th. sacrifice 31 foot five story double apart-70, 112th st., near 8th av.; rectal near 60; price 314,500; casy terms. GEO A. BOWMAN, 113 West #2d st. \$1,500 cash buys seem stone house. West 128th st.; good section; suitable for furnished rooms. KENT, 11 West 45th st.
3½ story dwelling, near Riverside Drive; electric light; hardwood floors; 3 baths; handsomely furnished. LEROY COVENTRY, 200 recont 5 leaths, parquet floors, electric light;
mession 90 days; \$22,500. REAL ES"ATE
ANALYMIENT CO., Broadway and 99th atlone Riverside 1300. West 72d.

35,599 buys three story brown stone dwelling on West 127th st.; possession 50 days;

43,590 cash required.

PORTER & CO., 159 West 125th st.

99 West 119th st.—Three story and basement, with extension; all modern improvements; negotiations with principuls only. Address H. M.,

449 Sun-Herald, Herald square.

REST END AV. house, below 110th at. Price B.50. REAL ESTATE MANAGEMENT CO., Tadway and 95th at. Phone Riverside 1500. West of 8th Av.

A visit will convince you that we have covered Washington Heights and have most every desirable private house, with peasession at fair prices. RTAN & CO., 142 West 125th st. D ST, 223 West.—Four story, basement, fiteen rooms, three bathrooms, elective, modern improvements magnificantly destital, immediate possession. ERNEST TRI-

ERIJON. Son West 57th.

III ST. Near Riverside Drive.—Three story and electric light throughout; possession at fair prices. RIAN & CO., 142 West 125th st.

PRIVATE houses, furnished and unformished; 55,500 to \$45,000; cash necessary, \$1,000 to \$45,000; cash on the electric light throughout; possession at fair prices. RIAN & CO., 142 West 125th st.

PRIVATE houses, furnished and unformished; \$5,500 to \$45,000; cash necessary, \$1,000 to \$15,000; cash necessary, \$1,000

Own Your Own

THE SUN AND NEW YORK HERALD, SUNDAY, MARCH 28, 1920.

CITY REAL ESTATE.

Barough of Bronx-Sale or Rent.

**APARTMENT** 

CONCOURSE APARTMENTS (S.W. cor. Grand Concourse & 183rd St.) Two blocks from Subway, 6th & 9th Ave. L)

When You Own Your Apartment

No paying increased rentals.

CITY REAL ESTATE.

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No making new leases or moving every two or three years.

Pay the profit from real estate to yourself. !

Have absolute control over your home and not be worried by your landlord. A sound investment costing only four years' rent.

Apartments now completing and ready for inspection. Possession April 1st.

BETHLEHEM ENGINEERING CORPORATION

Office on the Property

Telephone Fordham 3552 Open Sundays

Washington Heights, Above 125th St., Washington Heights, Above 125th

West of 8th Av. Very Desirable Plots

In Large Units With Building and Permanent Loans Near Dyckman St. Subway Station

Further Particulars WELLING & KOEBLE,

158 West 73d St. Phone Columbus 6689

CHANCE OF A LIFE TIME FOR SALE TO CLOSE ESTATE.

lation av., Tix100, CHEAP. Make fine plottage.

Broux flats and two family brick and frame bouses CHEAP.

E. corner Kingsbridge road and Davidson st., 1205285; vacant. lots on Matilda av. and 18 lots on Carpenter av., between 236th and 237th sts., AT BAR-GAINS.

To have high class elevator and walkers class office buildings in New York, on 5th av., selling around four millions down to fifty thousand dollars, and are prepared to save investors REAL MONEY.

8 St. Nicholas av.: old rents \$3,588; price \$29,000; big bargain for quick action: tory, 25x100; big bargain for quick action; n East 71s; st.

East Ties at.
HAVE MANY HIGH CLASS ESTATES
HAT ARE SELLING, IF YOU WANT
) SAVE REAL MONEY, COME IN SURE
ONDAY AND TUESDAY, AS THESE
DUSES WILL BE CUT LOOSE.

WALTER M. SMITH 489 Fifth Av., bet, 41st & 42d Sts., N. Y.

Commercial Water Front

absolute bargain, for sale or lease, for a long term approximately 50,000 square feet on East River; excellent dock and all riparian rights present and perspective. Suitable for any manufacturing or industrial concern. Liberal terms can be arranged. R. E., 80 Sun-Herald Downtown.

Prices Going Higher

BUY NOW!

S story, 10 rooms, \$10,500.

S story, electricity, near subway, \$12,500.

4 story, parquet floors, only \$12,500.

4 story, 14 rooms, \$15,000.

S story, parquet, 2 baths, \$17,500.

S story, parquet, 2 baths, \$17,500.

A story, parquet, 2 baths, \$18,500.

A story, parquet, alectricity, \$18,500.

Dozens of others in every section. DON'T BUY

Goodwin & Goodwin LENOX AV., CORNER 123D ST.

PRICE \$13,000.

four story American basement 18 foot elling; private bouse rear, 12 rooms, 3 filed bs, electric light, parquet floors, dining m and kitchen on one floor; possession ober 1; possibly before; taxes, insurance, crest and coal, \$1.000; top floor could rented for \$1,000, insuring free rent for more of house. WOOD, DOLSON CO., INC., Broadway and 80th st. Phone 1100 Schuyle

HARLEM SNAP Six story El., 50x100. Rent \$21,000. Price \$100,000; good mortgages; \$15,-

GEO. W. SASSE,

2095 8th av. Cathedral 8447. Own Your Home League of America, Inc.

Can offer for sale on cooperative ownership plan seven story elevator spartment very reasonable; desirable location. Inquire J. H. ALRENT, 05 Liberty st.

BARGAINS—48th st. near Breadway, 40x 100, four story, \$88,000; 38th st. near 10th av., 68x98, old tenementa, \$55,000; 30th st., near 7th av., 31x98, four story, \$70,000; 127th st., rear 5t. Nicholma, 25x 100, four story, cold water, \$15,000. VAN FLEET, 1476 Broadway. invites membership,
financial assistance,
Expert advice
at your service free.
Write SECRETARY, Post Office box \$42.
City Hall, New York.

FOR SALE,
one and two family houses,
apartments, lots:
£775 to \$37,500,
from East Orange to Far Rockaway;
send for list.

Clinton Trading Corporation, OWN A CITY HOME. We Specialize in Private Houses.

MAX LIEBERSKIND, Inc., 198 Broadway,
PHYSICIAN'S large dwelling wanted in
select district, East Fifties, Sixtles; possession before October; pay cash; principals. SNOWBER & COL, 569 6th av., 48th).

Investments **Having Genuine** Speculative Values

HIGH CLASS FIREPROOF LOFT BUILDING, 5th av., be-low 22d st. rental (very low), \$109,000; price, \$150,000; cash, \$150,000. 12-STORY LOFT BUILDING,

2-STORY LOFT BUILDING, above 34th st. near 5th av.; possession of store and base-ment and 7 lofts Feb. 1st. 1921; present rental (very low), \$62,000, asking price, \$472,009; cash required, less than \$190,000.

9-STORY APARTMENT House, one of the best built on the West Side, with 5 and 6 rooms and 2 baths; rents, \$73,000; price, \$435,000; cash, \$100,000. 12-STORY APARTMENT House, containing 6, 7, 8 and 5 toom sportments; fine location, con-venient to subway and "L" stations: rental, \$55,000; price, \$420,000; cash required, \$75,000

Large assortment of properties for sale and to lease. Send for list.

ELECTUS T. BACKUS, 50 East 42d St. Tel. Vanderbilt-2345 and

FOUR **EXCEPTIONAL OFFERS** 

Around 110th St., near B'way Two 5 story fireproof apartments, each on 80x100, with 4 families on a floor, now renting for \$18,000, with 20 leases expiring October, 1920; will rent for \$50,000; can be bought with \$35,000 cash, subject to long term mortgages.

Madison Ave., near 34th St. 16 story store, office and loft building, on one of the best corners near 34th Street, now renting for \$155,000, with 's space expiring each year from this May on; can be bought at the right price with \$250,000 cash.

Audubon Ave. Cor., nr. 181st St Two five story high class walk ups, with 6 families on floor, of 4, 5 and 6 rooms and stores on ground floor, no leases; can be bought at a big bargain with \$35,000 cash.

Park Ave., near 79th St. i2 story corner fireproof apartment, on 4 lots, having 8 and 10 rooms on a floot 10w renting for \$100,000, with 10 expirations this October: can be bought for \$925,000 with \$200,000 cash; ele-gant proposition for cooperative plan

**HENRY I. COOPER** 200 Broadway. Tel. Cort 5283

\$15,000 to \$40,000 Beautiful Spanish Villa, 12 rooms, 3 baths, hot water heat, fire proof; garage; fine plot, trees and rive

DAVID STEWART,
1 Bast 424 St. Phone Vanderbilt 1150. 

RIVERSIDE DRIVE,
High class apartment, 108 feet front; rent
now \$30,000; price \$225,000.
SEVEN STORY LOFT
building, 25x100; perfect condition; under SIX STORY

Prince st., loft, 25x191; electric elevator; all leased to 1223; will sell for five times present rent. rent.

TWO 4 STORY
single Harlem flats; \$5.00 cash above \$15,000
first mortgage takes them both.

AMER REALTY CO.,
209 BROADWAY. Telephone Worth-87.

MANAGEMENT

ALL KINDS OF PROPERTY OUR SPECIALTY. Goodwin & Goodwin, 148 W. 57th St. . 260 Lenox Av. STORE property, on good business avenue; 5 story modern apartment with 4 stores and 20 large rooms on each of upper floors; fine investment. W. D. MORGAN, 3573 Broadway (147th at.)

Above Harlem River.

RIVERDALE section, 30 feet north of 252d st.,
Spencer av., one block west of Van Cortland:
Park, 55x100 feet; two and one-half story studyone and hollow the residence, eight rooms and two baths, including three washrooms and two baths, including three washrooms and two baths, including three washrooms and two laundry, hardwood floors, electric lights and garage, just completed, Price and terms to suit.
PEARE & ELLIMAN, 340 Madison av. Tel.
Warray Hill—550.

AVENUE, PRICE S15,000. LEGIST.

AVENUE, PRICE S15,000. LEGIST.

AVENUE, PRICE S15,000. LEGIST.

AVENUE, PRICE S15,000. LEGIST.

TWO framility Brick; \$25,000.

30-footer; 43 rooms, 8 baths; steam.
PARTEDIOR, 700 Frankin Av., Baltyn.

Ster av., will sell, exchange or go shares with builder. S. T., 243 Sun-Herald, Harlender, Tool, 643 Lewis av., Brookira. Above Harlem River.

Tieldston

neous building materials.

Pelham Bay Naval Training Station,

Inspection Invited.

Suburb.

SEORGE HOWE, 527 Fifth Avenue, N. X.
Fleidston Office.

Waldo Avenue at West 244th Street.

Spuyten Duyvil and Riverdale,

POR sale, private house in Riverdale, restricted Fleidston section; wide view of Hudson; brick house. Colonial type, fireplaces, three baths and lavatory; 10 rooms, laundry and servant quarters; two car garage; lot 200 by 100. Phone Kingsbridge 987.

Borough of Bronx-Sale or Rent.

Corner Store Property, 5 stories, eight 5 room apartments; steam heat, electric light.

> Rents \$6,180. Price Only \$37,500. Easy Terms. J. CLARENCE DAVIES,

~~~~~~~~~~~ HOME SEEKERS OPPORTUNITY 3 story 9 room house, near Con-course, 1 blocks from Kings-bridge Road Station (Jerome Ave. subway); plot 50x100. Gurage. BIG BARGAIN TO CLOSE ESTATE Inquire at 2695 Creston Ave., or Alexander Selkin, 882 Prospect Av.

······ SMALL INVESTMENT Four story double flat, two stores, steam and electric light,

Rent, \$2,727. Price Only \$17,500. CASH \$5,000. J. CLARENCE DAVIES, 149th Street and 3d Ave

SIMPSON ST. (BRONX)

IMMEDIATE POSSESSION

277 EAST BURNSIDE AV. Near Burnside and Jerome av. sub-way station: I family frame, 4 and 5 rooms: at a big bargain. Wolfe & Co., Il Liberty st. Phone John 5252.

TWO story, two family detached brick dwelling. Hunts Point section, six and seven rooms and bath, steam heat, electric light, Full lot. Asking \$12,000. MAN MAYER, 405 Lexington Av.

UNIVERSITY HEIGHTS. West 182d st., confliwest corner Loring -12 rooms and bath; 2% lots; all in-ments; immediate possession, M. R.

ATTENTION 20% investment. High class West Broax corner 26 apartments; rental 18,500 annually; price \$15,000; cash required AT northeast corner Sedgwick-165th; over seven lors, extending to University "L" station, Sedgwick-162d, TREACY, 217 Broadway. ATTENTION! - Possession; 2,364 Jerome av A block front new laws (old rents); cash or part trade, P. S. TREACY, 217 Broadway.

BEDFORD PARK SECTION.

BEDFORD PARK SECTION.
Two five story walk-ups.
including corner; new law; can be had for
less than \$100,000.

250 Broadwas.
Tel. Worth—97.

BARGAIN Apartment. five story, 5 four and
1 three on a floor; rent \$10,500;
steam electric light; prices \$60,000. CHAS.
METZGER, 28 East 138th.
BEAUTIFUL location, University Heights.
West firons; two lets, 50x170; bargain \$7,500, PTTTMAN, 2524 Creston av., Broax.
BLOCK front, six story elevator apartment,
size 200x125, about 12 lots; present rents
dess than \$11 room), \$13,000; price \$400,000.
X. M. 2914 Bd av.
DETACHED two family dwelling, Anthony av.
near Eurnside av., \$6,750; reasonable terms.
PETTMAN, 2224 Creston av., Broax.
EXCELLENT plet, 100x10, 189th, near 3d av., EXCELLENT plot, 160x100, 189th, near 5d av., two family frame house and stable, 23 horses; no reasonable offer refused; reasonable terms. CORNER, 187th, Park av., 50x100, excavated; under \$12,000, OATMAN, 1559 Broadway.

under \$12,000. OATMAN, 1556 Broadway.

FOX STREET—Five-story; ten modern spartments, steam, gas, electric. Plot 40x 104. Income \$6,000; expenses \$1,955. Rents have not been advanced—now brings \$6 and \$7 per room.

J. CLARENCE DAVIES,

HOMES within the HOUR,

32 Nassau street.

John 6094. FOR SALE-Five lots in Bronz, around South ern Boulevard and 183d st., New York city write for full particulars; brokers protected, REYNOLDS, Morgan av. and Meserole at.

Heroklyn.

FIVE STORY

modern apariment bouses; 25% income; call
and examine our select list. EDWARD PO-LAK, ENC., 581 Trement av.

FOR SALE-West Bronx, three story, two femily frame house, 16 rooms; plot 70x142 feet; garage; \$16,000, 1731 Sedgwick av. HOUSE, 15 rooms; bath and laundry east arranged for two or three families; lof 50x100 bear subway; cash required \$5,000. BROWN 908 West End av. HOUSE, 9 rooms and bath, all improvements; ground, 100x100, THOMAS R, WATSON, 1551 Silver st., Westchester, Bronx.

Silver st., Westchester, Broax.

OCCUPY an apartment in your bwn house on st. Nicholas av., 40 feet front, 71 rooms; old rent \$5.50 a room; worth \$10 a room; all improvements excepting electric light; \$43,000; \$14,000 cash, bainnes mortrage 5%, 3 years. Hofflig. 23992 Grand av., Broax.

LOFT building, 3 stery, frame, 2 lofts, 25x 95 each, and 7 room apartment, steam heat, electric wired, on Morris Park sv., near White Plains road, at bargain price; easy terms. PETERS, 1044 Tremont av. handt Park; all improvements; hot water, heat; with or without garage. JOHN J. KENNEDY, Moshelu av. and Broadway, Kingsbridge 86M.

SIX story apartment; hot water; 36 families; cost \$18,500. ULLMAN, 406 East 149th st.
TREMONT AVENUE PLOT, 76x112,
ON GRADE ADJOINING ANTHONY
AVENUE, PRICE \$18,000. TERMS,
CHAN, S. KOHLER, Inc., 901 Columbus Av.

LEWIS WRECKING COMPANY Pelham Bay Park, New York

Open Sur lays

Telephone Westchester 2045

A GREAT BARGAIN

Plot of 220 lots, Bronx, midway between three stations-two rapid transit lines, will be sold very cheap and on easy terms.

J. Romaine Brown Co. 299 Madison Ave. Tel. Murray Hill 1481.

TWO FAMILY FRAME 11 Rooms, 2 baths Steam and electric light lot 25.x87

Price \$10,500 Cash \$5,500 Near Prospect Ave. Station J. CLARENCE DAVIES 149th Street and 3d Ave.

=\$8500 Cash= Will buy above first mortgage \$48,500 5½%, due in ten years, 6 story and 2 stores new law house, size 37 ft. 6 in. x 100 ft. All improvements, Property located at 613 East 138th st., half block from subway station, Inquire OWNER, 253 Broadway, room 503, 4 to 6 P. M.

FOR SALE.

956 Simpson st., Bronx, new law 5 story approximents, every modern improvement; plot 40x100; ground floor 2/4 and 1/6; present low resulas, 83, 786; all leases expire October 1; price 558,000; mortgages \$45,000; wonderful concentrally broken respected. writinity; broker protected.
WRITE OR PHONE.
SHIVERTS, ATTY.,
160 Broadway, N. Y, City.
Phone 2386 Cortlandt.

15½ lots, corner of East 177th st, and Glease av., facing three streets; all improvement Inquire S, & H. REALTIES, 288 Broome st.

RALPH V. WECHSLER, Atty. Woodlawn Heights, N. Y. City near 233d, six room detached frame house, 4215 Herkimer place, two blocks from Jerome av. trolley and short distance to subway, elevated and Central Railroad; all improvements; garage for two cars. Call or

2 AND 3 FAMILY HOUSES brick or frame, 11 to \$5 rooms, all modern improvements, select locations, large list, near "L" and entway, from \$7,500 to \$15,000; easy terms, EDWARD POLAK, Inc., 537 Tremont av.

Borough of Brooklyn-Sale or Rent.

ATTRACTIVE FLATBUSH OFFERINGS FOR THIS WEEK

WESTWOOD REALTY CO. Headquarters Flatbush Realty.

POSSESSION MAY 1. 12 Rooms and 3 Baths; All Improvements.

685 FLATRUSH AV., BROOKLYN

DWELLING ON PLOT 75X100; HIGH-Y RESTRICTED NEIGHBORHOOD NEAR CRESCENT ATHLETIC CLUB), BROOKLYN, N. Y. INSPECTION BY APPOINTMENT, BROKERS PROTECTED. A. W. BONYNGE 170 BROADWAY, NEW YORK CITY. TEL. CORTLANDT 7720. WE HAVE THE HOUSES READY - TODAY - BROOKLYN BEAUTIFUL 7 ROOM BRICK HOMES ON SUBWAY ROUTES DIRECT TO TIMES SQUARE, SEND FOR OUR BROOKLYN LIST.

REALTY TRUST 217 Broadway, N. Y. Barclay 4585 FOR LEASE

A BEAUTIFUL RESIDENCE, SHORE BOAD, BAY RIDGE; LARGE HOUSE, SPACIOUS SHOUNDS. WILL LEASE FURNISHED OR UNFURNISHED. TIPPLE & PLITT,

150 Nassau St., N. Y. Two Family Cottages No. 1833 Av. B. close to Kings Highway sta-tion, on Brighton Beach subway, 15 rooms, 2 aths, 2 furnaces, price 313,500, cash required 15,000; No. 1857 East 15th st., two family rume, detached, 11 rooms, steam heat, electric ights, price 119,000, cash required \$4,500, T. E. USNEY, 33 Park row, New York.

Perfect Condition Throughout Eight family spartment house; five rooms and bath each apartment; outside windows every room; steam heat, hot water supply; moderate rents; \$3,500 per year; highest rent new \$18 per month; price \$27,000. MOE & CO., 3d av. and 50th st., Brocklyn.

FOR BIG BUSINESS. Waterfront and railroad property; 15 acres solid land, seven riparian righta deep water docks, bulkhead; within city. Will livide. LUDDEN, \$73 Fulton, Brooklyn.

Ocean Av. dwelling & garage \$25,000 12 & 2 baths, steam, electricity, parquet, PARTRIDGE, 778 Flatbush Av., Balyn. APARTMENT house, corner, best section Brook-iyn; eight six room modern spartments; great sacrifice for immediate sale; investigate, WINTERS, 17 West 42d st., New York, WINTERS, It west and at. New 100%.

BEAUTIFUL Colonial house, overlooking New York Bay at Narrowa, 14 rooms, 6 master bedrooms, 2 baths, purquet floors, electric light, gas, furnace heat, laundry, cement cellar; excellent condition inside and out; 3 car garage with chauffeur's quarters; on piot of about 12 city lots with 222 feet frontage on Shore Drive, Bay Edige; grounds in excellent shape. Inquire WM, KERSHAW, 7th floor, 230 6th av., New York City.

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Wonderful Home Heart of Flatbush

DETACHED STUCCO-6 room and bath, open fireplace, large living room, garage space; parquet, electric, steam, 7 Price \$10,000

JOHN REIS CO. 805 FLATBUSH AVE. BROOKLYN. Telephone Flatbush 1400,

OUUNTRY HOME IN THE CITY,

MINT HE SOLD!

Splendid residence on old highway, near imposition with Ocean Parkway, Brooksyn; 5 minutes from Brighton line; 8 rooms, expensively finished, best white ename! and mahorany intest wainscotting and cellinas; French doors and windows, tabestry brick firebace; two enclosed porches (both class and new conposes white manle floors throughout elaborate electric system with plenty of switches and rood fixures; but water beating plant of best construction; windows carefully fitted with patent fittings and full set of storm windows and cooper acreens; servants' giarters and accommodations next to kitchen; an acre of ground with over 100 feet frontage on highway and about 400 feet in depth; sirred assessment of 500 paid; great variety of flowers and strubs, peach, pear, apple and cherry trees; fertile ground with albundance of verstables, in charge of combelent gardener of verstables, in charge of the combelent gardener of roast entity sween thousand dollars, for horses, carriages, autos, etc., with 300 feet driveway beautifully lined with old trees: \$28,500; suitable terms, Tel. T. W. Henry, Attorney, 150 Nassui B., Beekmin 3902, on Monday and Tuesday 10 A. M. to 4 P. M.

3 S. & B. STONE ELECTRIC LIGHTS,

ELEGANTLY DECORATED. POSSESSION MAY 1.

PEICE \$15,000.

Free and clear; leave good mortgage.

MILLER-STAM. CO.,

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FOUR STORY AND BASEMENT.
14 ROOMS AND 2 BATHS.
STEAM HEAT.
PARQUET FLOORS THROUGHOUT.
ELECTRIC LIGHTS.
AUTOMATIC HOT WATER SUPPLY. EXTENSION DINING ROOM OAK TRIM THROUGHOUT.
Located in the Finest Residential
EECTION IN BROOKLYN.

DECORATIONS OF THE FINEST COST PRESENT OWNER \$37,500,
PRICE \$30,000.
FREE AND CLEAR.
Open to Offer. Easy Terms
IF DESIRED. MILLER STAM CO:

Cor. Halsey St. and Sumner Av., Brooklys. Bay Ridge, Brooklyn

For sale, 12 room house in exclusive residential section, block from Narrows, 7 bedrooms, 2 baths, 2 balconies in stairway well, steam beat, gas and electricity, stucce and shingle; plot 60x109; 50 minutes from Times Square Brooklyn subway, 30 minutes South ferry via Sen Gate boat, Creacent Club; cycling distance to Poly Prem, day school for boys; price \$27,500; reasonable terms, Phone Bay Brigg 3181W. Address Room 1615, 2 Rector at., N. Y. City. Phone Rector 5820.

Bargains-For Sale

W. cor. St. John's pl. and Troy av., Brooklyn one story and basement taxpayer, 8 stores; lot 100x120; building 90x100; rent \$12,000; price \$50,000. 248 Troy av., corner St. John's place, 4 story brick double, 25x100, 6 stores; six rooms and bath; rent \$10,000; price \$40,000. C. G. KELLER, 109 West 234. (Watkins-5336).

Beautiful two family duplex house, situated on Eastern Parkway, between New York and Brooklyn avs.; upper and lower part contains seven rooms and bath each, all improvements; decorations new; upper part rented for \$100 ner month.

IMMEDIATE POSSESSION

189 MONTAGUE ST., BROOKLYN, TELEPHONE MAIN 745. Modern Improvements. Price \$26,000. Terms. Harvey B. Newins Inc.,

347 5th Av. Tel. 7276-7277 A BEAUTIFUL HOUSE. modern, up-to-date spartment house; s built; rental \$12,300; price \$75,000. John Peters, 210 East 14th St. Eurough of Brooklyn-Sale or Rent.

ST. MARKS AV. 2 story and store, brick, 2 all light 6 room apartment; steam heat, hot water supply; electric; parquet; price \$22,730; mortgages \$14,000; rents \$2,820, REMMERS & CO., 343 Lewis av., Brooklyn. Prospect Park West; corner; \$82,000,
9-room suites; every improvement;
present low rents; nearly \$12,000.
PARTRIDGE, 700 FRANKLIN AV.BKLYN

POSSESSION MAY 1. Five story, 23,000 square feet; electric eleva-tor; heavy construction; lower Manhattan; 590,000. WAIMER SMITH, 188 Montague st.,

BE QUICK: POSSESSION Beautiful one family, stucco, 5 years old, 7 come and bath, perquet, electricity and gas; 7,200; 75,6 14th av., near 70th street, subway, 36WEN, 348 Fulton st., Breoklyn.

25 LOTS \$475 EACH Near Av. N and Flatbush: \$75 lot over trust company mortgage. OWNER, 925 Ocean av. 'Phone Flatbush 955.

PALESTATE BROOKLYN N.Y. HANCOCK ST. 8 story base, b. a., II heat; price \$10,000: mortgage \$3,000. REM. MERS & CO., 343 Lewis av., Brooklyn.

Ocean Phway, 2 Fam. stone 317,508, 16 & 2 baths, steam, electricity, parquet, PARTRIDGE, 778 Flatbush Av., Balys.

SMALL factory, fireproof, heavy construc-tion; near bridge and ferry; \$25,000; con-terms, ELLIOTT, 106 Nassau st. Breit-